

Chairperson: Supervisor Michael Mayo, Sr.
Clerk: Linda Durham, 278-4225
Research Analyst: Glenn Bultman, 278-5276

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, January 22, 2007 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

TAPE No. 1 Side A, #001 to EOT
TAPE No. 1 Side B, #001 to EOT
TAPE No. 2 Side A, #001 to 468

PRESENT: Supervisors Clark, *White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)

*Supervisor White was not present at the time of the roll call, but appeared shortly thereafter.

SCHEDULED ITEMS:

RESOLUTION

1. 07-77 A resolution by Supervisors Broderick, DeBruin and Weishan that endorses the WHEDA tax credit application for St. Catherine's Residence, Inc. for a 46-unit apartment adjacent to their existing residence at 1032 E. Knapp Street. (Tape #1A-#300)

APPEARANCES:

Lynn Oehlke, President, St. Catherine's Residence, Inc.

Supervisor Clark in the Chair.

Ms. Oehlke provided comments relative to the subject resolution.

Mr. Bultman advised that Supervisor Rice had previously requested to be added as a co-sponsor of this resolution. There being no objection, it was so ordered.

MOTION BY (JOHNSON) Approve. (Vote 6-0)

AYES: White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

NOES: 0

EXCUSED: Mayo

SCHEDULED ITEMS (CONTINUED):

ECONOMIC DEVELOPMENT

2. 07-13 From Economic and Community Development, submitting the following monthly updates:
A. Economic Development Reserve Fund Balance and Approved Projects
B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.
(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)
(Tape #1A-#48)

APPEARANCES:

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report.

The Committee took no action on this informational report.

REAL ESTATE

3. 07-13 From Manager, Real Estate Services, reporting on the status of 2006 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #1A-#76)

APPEARANCES:

Bob Dennik, Director, Economic and Community Development
Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

The Committee took no action on this informational report.

4. 07-14 From Director, Economic and Community Development, Offer to purchase from the
(a)(a) City of West Allis on a County-owned property located at 1343 South 64th Street, West Allis, Wisconsin. (Tape #1A-#245)

APPEARANCES:

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (CLARK) Approve the offer to purchase from the City of West Allis on a County-owned property located at 1343 South 64th Street, West Allis, Wisconsin. (Vote 7-0)

AYES: Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

NOES: 0

5. 07-14 From Director, Economic and Community Development, Offer to purchase on
(a)(b) County-owned vacant land located to the rear of 1272 North Martha Washington Drive, Wauwatosa, Wisconsin. (Tape #1A-#273)

APPEARANCES:

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

MOTION BY: (CLARK) Approve the offer to purchase on County-owned vacant land located to the rear of 1272 North Martha Washington Drive, Wauwatosa, Wisconsin. (Vote 7-0)

AYES: Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

NOES: 0

HOUSING

6. 07-74 From Director, Department of Health and Human Services, requesting:
A. Approval of criteria for the allocation of budgeted appropriations for housing for persons with mental illness. **(Also to Committee on Health & Human Needs)** (Tape #1A-#340)

APPEARANCES:

Rob Henken, Director, Department of Health and Human Services

Supervisor Clark in the Chair.

Mr. Henken provided a brief overview of the subject report and the Department's recommendation.

Questions and comments ensued.

Supervisor Dimitrijevic advised, for future reference, that the fund created by the County Board is the Inclusive Housing fund, not the Affordable Housing Fund.

Committee members expressed concerns relative to having the criteria and the

SCHEDULED ITEMS (CONTINUED):

approval for projects come before the Committee simultaneously.

Mr. Henken reviewed the criteria for the projects.

MOTION BY: (MAYO) Amend the resolution by adding an additional BE IT RESOLVED clause addressing the following three points: 1) quarterly reports from the department; 2) County Board representation on the review panel; and 3) Milwaukee County doesn't want to be the sole source to fund projects.

Questions and comments ensued.

Vote on the amendment offered by Supervisor Mayo: 7-0

AYES: Mayo, White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) - 7

NOES: 0

MOTION BY: (DIMITRIJEVIC) Approve the resolution, as amended. (Vote 7-0)

AYES: Mayo, White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) - 7

NOES: 0

- B. Authorization to commit \$348,450 from the budgeted appropriations dedicated to housing for persons with mental illness to a project sponsored by the United Christian Church and Cardinal Capital Management. **(Also to Committee on Health & Human Needs)**

APPEARANCES:

Glenn Bultmann, County Board Legislative Research Analyst

Kate Blood, Cardinal Capital Management

Erich Schwenker, President, Cardinal Capital Management

Martha Brown, Deputy Commissioner, Milwaukee Dept. of City Development

Teig Whaley - Smith, Consultant for United Christian Church

Pastor Jones, United Christian Church

Ms. Brown expressed the City of Milwaukee's appreciation for the Committee's approval of item 6A. She provided comments relative to the actions the City took for this item and item 6C. She advised that the City of Milwaukee expressed their support of this project by approving the sale of the property to the development group and also approved a zoning change to allow the project to go forward. In regards to item 6C, the City of Milwaukee approved a zoning change which includes operational standards for the facility that will ensure compatibility with the surrounding neighborhood.

SCHEDULED ITEMS (CONTINUED):

Questions and comments ensued.

Mr. Whaley-Smith distributed a document (a copy of which is contained in the subject file) and provided comments relative to it.

Pastor Jones provided comments. He stated that he has been the pastor of United Christian Church for the past 30 years and has been in the community for about 28 years. He expressed the need for housing in his community.

Mr. Schwenker provided background information relative to Cardinal Capital Management.

Supervisor Johnson requested that materials regarding Cardinal Capital Management be forwarded to all 19 County Supervisors before Board Day (February 1, 2007).

Supervisor Dimitrijevic expressed concerns relative to bonding and where the money for the project is coming from and also, if the project is eligible for the County's bonding. She requested updated information by Board Day.

Mr. Bultman recommended that the resolutions for both items 6B and 6C include "or other capital" in the BE IT RESOLVED clause before the word "financing" and after the word "bond", line 70 (item 6B) and line 66 (item 6C). There being no objection, it was so ordered.

MOTION BY: (MAYO) Approve. (Vote 7-0)

AYES: Mayo, White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) - 7

NOES: 0

- C. Authorization to commit \$157,544 from budgeted appropriations dedicated to housing for persons with mental illness to a project sponsored by the Guest House and Heartland Housing. **(Also to Committee on Health & Human Needs)**

APPEARANCES:

Rob Henken, Director, Department of Health and Human Services

Andrew DeFranza, Executive Director, Guest House

Michael Goldberg, Director of a Real Estate Development for Heartland Housing, Inc.

Mr. DeFranza provided comments relative to the Guest House and the process for creation of additional housing.

Mr. Goldberg provided comments relative to Heartland Housing, Inc.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (JOHNSON) Approve.

Questions and comments ensued.

Chairperson Clark expressed concerns relative to the projects in 6B and 6C having a deadline of February 2nd for the WHEDA tax credit. She requested that future applications come to the Committees sooner so that there is enough time for a thoughtful review process and adequate input from all supervisors who are interested in the projects.

Vote on the motion to approve: 6-0

AYES: White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

NOES: 0

EXCUSED: Mayo

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.

7. 07-71 From Director, Department of Health and Human Services and the Director, Economic and Community Development, requesting authorization to negotiate with Wheaton Franciscan Healthcare for the purchase or long-term lease of the St. Michael Hospital facility for Behavioral Health Division inpatient and nursing home operations and to make expenditures in an amount not to exceed \$200,000 for engineering, environmental, architectural, legal and other services necessary to complete such negotiations. **(Also to Committees on Health & Human Needs and Finance & Audit)**
(Tape #1B-#252)

APPEARANCES:

Bob Dennik, Director, Economic and Community Development
Rob Henken, Director, Department of Health and Human Services
Bill Domina, Corporation Counsel
Jim Tietjen, Operations, Department of Health and Human Services

Mr. Henken reviewed the subject report.

Mr. Dennik provided comments.

Questions and comments ensued.

SCHEDULED ITEMS (CONTINUED):

Mr. Domina advised that the Committee address specific issues relative to this item in closed session.

MOTION BY: (CLARK) adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on item 7. (Vote 7-0)

AYES: Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7
NOES: 0

The Committee adjourned into closed session at approximately 10:30 a.m. and reconvened in open session at approximately 11:40 a.m. with the same members present as before.

MOTION BY: (CLARK) Amend the resolution by deleting the words “and outside legal assistance to negotiate a final lease or sale agreement; and” from the first BE IT RESOLVED clause; delete the last BE IT FURTHER RESOLVED clause (lines 112-115).

Questions and comments ensued relative to the motion.

Director Henken respectfully requested that “and outside legal assistance” be kept as part of the language in the BE IT RESOLVED clause.

Discussion ensued relative to the motion and Director Henken’s request.

MOTION BY: (CLARK) Amend the resolution by deleting the words “negotiate a final lease or sale agreement; and” from the first BE IT RESOLVED clause (line 110) and insert “carry out the intent of this resolution” and delete the last BE IT FURTHER RESOLVED clause (lines 112-115). (Vote 5-2).

AYES: Clark, White, Johnson, Dimitrijevic and West – 5
NOES: Rice and Mayo (Chair) – 2

Discussion continued.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (RICE) Amend the resolution by adding a BE IT RESOLVED clause to read as follows: BE IT FURTHER RESOLVED that the County Board of Supervisors authorizes the Director of Economic and Community Development or his designee to prepare an RFP for the sale of the Mental Health Complex consisting of 25 acres on the County grounds, located at 9455 N. Watertown Plank Road in Wauwatosa, Wisconsin.

Question and comments ensued.

Vote on the amendment offered by Supervisor Rice. 2-5

AYES: Johnson and Rice – 2

NOES: Clark, White, Dimitrijevic, West and Mayo (Chair) – 5

Amendment Failed.

MOTION BY: (DIMITRIJEVIC) Amend the resolution by adding a BE IT RESOLVED clause addressing the following three points: 1) Restate that the end result of this process is to decrease the overhead cost of providing mental health services at the Behavioral Health Division (BHD) and use these savings to improve the County's mental health services; 2) During negotiations, consider these additional options to be presented, along with the negotiations with St. Michael's Hospital, remaining at the BHD with a capital improvement plan, consolidate and sell a portion, and lease or sublease to a public/private entity; and 3) Neighborhood impact – include a presentation of a comprehensive community relations plan used to identify neighborhood concerns.

Questions and comments continued at length regarding the present location of the BHD, Administration not being prepared to address the issue of relocating the BHD to St Michaels Hospital if the option had not been presented, and other alternatives or options available to utilize acres on the County grounds.

Vote on the amendment offered by Supervisor Dimitrijevic: 5-2

AYES: Clark, White, Johnson, Dimitrijevic and Rice – 5

NOES: West and Mayo (Chair) - 2

MOTION BY: (CLARK) Approve the resolution, as amended. (Vote 4-3)

AYES: Clark, Johnson, Dimitrijevic and West – 4

NOES: White, Rice and Mayo (Chair) - 3

The Committee took a five-minute break. When the roll was called, Supervisor White was excused.

SCHEDULED ITEMS (CONTINUED):

8. 07-30 From Director, Economic and Community Development, recommending a six (6)
(a)(a) month extension to the option to purchase for Block 2E in the Park East Corridor,
located between North Milwaukee and North Broadway and East Lyon Streets and
East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.
(Tape #2A-#450)

APPEARANCES:

Craig Dillmann, Manager, Real Estate Services
Rich Curto, RSC and Associates

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

MOTION BY: (CLARK) Approve the six month extension to the option to purchase for Block 2E in the Park East Corridor, located between North Milwaukee and North Broadway and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River. (Vote 6-0)

AYES: Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

NOES: 0

EXCUSED: White

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst
Robert Dennik, Director, Economic and Community Development Division
Craig Dillmann, Manager, Real Estate Services
Leonard Jackson, Community Development Program Coordinator
Rob Henken, Director, Department of Health and Human Services
Jim Tietjen, Operations, Department of Health and Human Services

This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:10 a.m. to 1:35 p.m.

SCHEDULED ITEMS (CONTINUED):

Adjourned,

Linda K. Durham

Linda K. Durham, Committee Clerk
Committee on Economic and Community Development

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.